

**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
37-51		MEDFORD ST, ARLINGTON

## OWNERSHIP

Owner 1: ROMAN CATHOLIC ARCH OF BOS	Unit #:
Owner 2:	
Owner 3:	

Street 1: 24 MEDFORD STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 2.03 Sq. Ft. of land mainly classified as Other with a Church/Syn. Building built about 1958, having primarily Brick Exterior and 19008 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description

Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

906	Church/Syn		0	0 Sq. Ft.	Site			0	0.	0.00	2																	
-----	------------	--	---	-----------	------	--	--	---	----	------	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
906	0.000	1,399,100			1,399,100		31799
							GIS Ref
							GIS Ref
							Insp Date

Total Card	0.000	1,399,100			1,399,100	Entered Lot Size
Total Parcel	2.030	6,356,800	14,600	3,537,100	9,908,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	73.61	/Parcel: 174.11	Land Unit Type:

Parcel ID	045.0-0003-0001.0
-----------	-------------------

!3817!

PRINT

Date

Time

12/29/21

23:38:00

LAST REV

Date

Time

06/18/14

14:28:58

philc

3817

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/21/2014	489	Manual	35,000						6/18/2014	Info Fm Prmt	PC	PHIL C

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
37-51		MEDFORD ST, ARLINGTON

## OWNERSHIP

Owner 1:	ROMAN CATHOLIC ARCH OF BOS	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 24 MEDFORD STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 2.03 Sq. Ft. of land mainly classified as Other with a Church/Syn. Building built about 1958, having primarily Brick Exterior and 19008 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	Church/Syn		0	0 Sq. Ft.	Site			0	0.	0.00	2																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
906	0.000	1,399,100			1,399,100		31799
							GIS Ref
							GIS Ref
							Insp Date

Source: Market Adj Cost Total Value per SQ unit /Card: 73.61 /Parcel: 174.11

Entered Lot Size Total Land: Land Unit Type:

Parcel ID: 045.0-0003-0001.0 Date: 13817!

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

12/29/21 23:38:00

LAST REV Date Time

06/18/14 14:28:58 philc

3817 ASR Map:

Fact Dist:

Reval Dist:

Year:

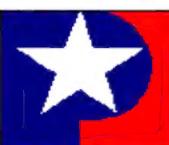
LandReason:

BldReason:

CivilDistrict:

Ratio:



Patriot  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
37-51		MEDFORD ST, ARLINGTON

## OWNERSHIP

Owner 1:	ROMAN CATHOLIC ARCH OF BOS	Unit #:
Owner 2:		
Owner 3:		

Street 1: 24 MEDFORD STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 2.03 Sq. Ft. of land mainly classified as Other with a Church/Syn. Building built about 1920, having primarily Brick Exterior and 37901 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 34 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		88428		Sq. Ft.	Site		0	80.	0.50	1									3,537,120						3,537,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
962	88428.000	4,957,700	14,600	3,537,100	8,509,400		31799
							GIS Ref
							GIS Ref
							Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	962	FV	6,356,800	14600	88,428.	3,537,100	9,908,500		Year end	12/23/2021
2021	962	FV	6,356,800	14600	88,428.	3,537,100	9,908,500		Year End Roll	12/10/2020
2020	962	FV	6,360,400	14600	88,428.	3,537,100	9,912,100	Year End Roll		12/18/2019
2019	962	FV	5,612,500	15200	88,428.	3,758,200	9,385,900	Year End Roll		1/3/2019
2018	962	FV	5,612,500	15200	88,428.	2,741,300	8,369,000	Year End Roll		12/20/2017
2017	962	FV	5,612,500	15200	88,428.	2,387,600	8,015,300	Year End Roll		1/3/2017
2016	906	FV	5,612,500	15200	88,428.	2,033,800	7,661,500	Year End		1/4/2016
2015	906	FV	4,864,600	15700	88,428.	1,989,600	6,869,900	Year End Roll		12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	4242-329		1/1/1901	Family		No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
10/6/2017	1322	Manual	37,300	C						8/28/2006	Permit Visit	BR	B Rossignol						
5/18/2017	574	Redo Bat	77,000	C						4/7/2005	Info Fm Prmt	BR	B Rossignol						
10/23/2015	1628	Re-Roof	96,300							6/1/1983		SL							
8/16/2006	686	Inter Fi	30,000		G8	GR FY08	DIVIDE ROOM TO 4 O												
3/9/2006	161	Manual	441,000		G7	GR FY07	MASONRY REPAIRS TO												
7/1/2005	567	Rep.Chim	354,000																
5/18/2005	399	Re-Roof	15,000																
10/6/2004	977	Manual	8,000																
8/12/2004	726	Manual	25,000																
10/3/2002	861	Re-Roof	305,000																

Sign: VERIFICATION OF VISIT NOT DATA / / /





**EXTERIOR INFORMATION**  
test PDF Combine only

Type:	46 - Church/Syn.
Sty Ht:	3 - 3 Story
(Liv) Units:	1 Total: 2
Foundation:	3 - BrickorStone
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	

**GENERAL INFORMATION**

Grade:	A - Very Good
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	10
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	14 - Asphalt Tile
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled
	0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

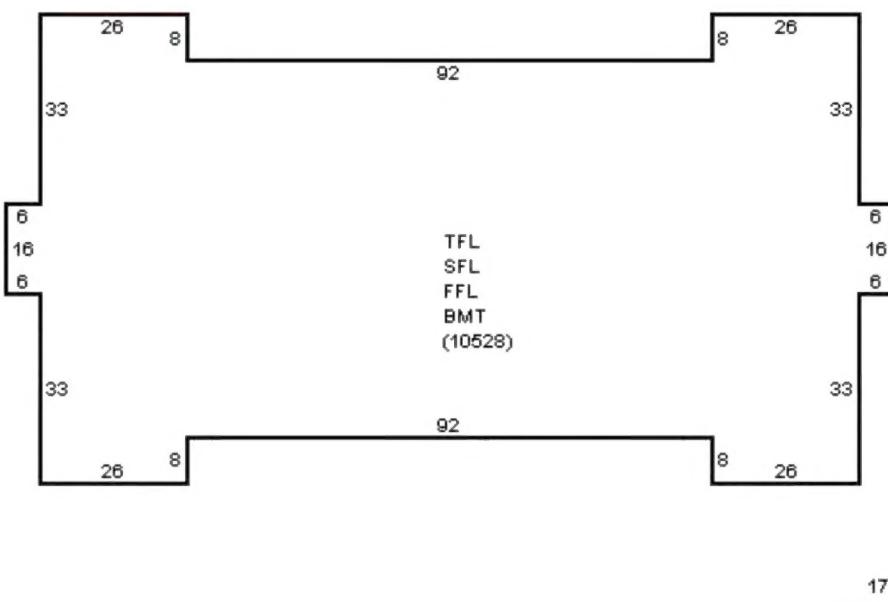
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	10000	A	AV	1985	2.00	T	27.2	962			14,600			14,600

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	33 Rating: Average
A HBth:	1 Rating: Good
OthrFix:	Rating:

**COMMENTS**

1920.

8

**SKETCH****RESIDENTIAL GRID**

1st Res Grid Desc: Line 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 0 BRs: 0 Baths: 1 HB: 33

**REMODELING****RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**Totals**

0

**DEPRECIATION**

Phys Cond:	GD - Good	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**CALC SUMMARY**

Basic \$ / SQ:	125.00
Size Adj.:	0.83166158
Const Adj.:	0.99762255
Adj \$ / SQ:	103.711
Other Features:	90500
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6885635
Depreciation:	1927978
Depreciated Total:	4957657

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

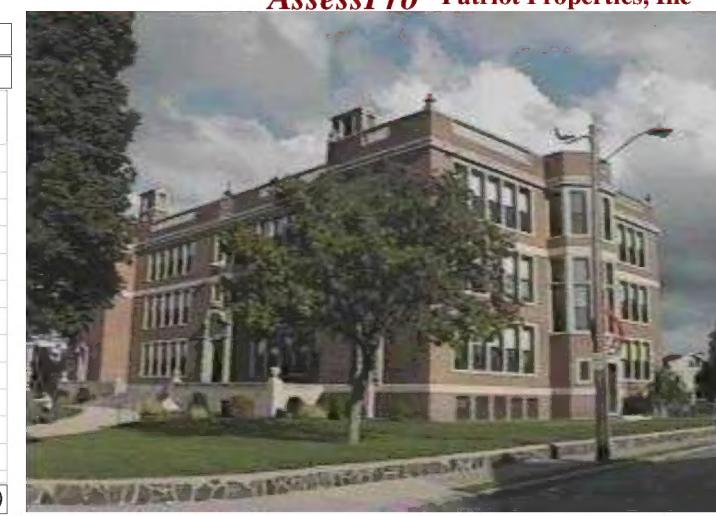
Juris. Factor:	1.00	Before Depr:	183.57
Special Features:	0	Val/Su Net:	117.73
Final Total:	4957700	Val/Su SzAd:	156.97

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	10,528	49.780	524,095	BMT	100	AFB	60		
FFL	First Floor	10,528	103.710	1,091,865						
SFL	Second Floor	10,528	103.710	1,091,865						
TFL	Third Floor	10,528	103.710	1,091,865						

Net Sketched Area: 42,112 Total: 3,799,690

Size Ad	31584	Gross Area	42112	FinArea	37901
---------	-------	------------	-------	---------	-------

**IMAGE****AssessPro Patriot Properties, Inc**